

FOR SALE

POTENTIAL DEVELOPMENT SITE

110 BRIDGE ROAD

WESTMEAD NSW 2145



EXECUTIVE SUMMARY

ADDRESS	110 Bridge Road Westmead NSW 2145
LOT/PLAN	Lot/Plan 2/DP14950
SITE AREA	755 sqm
LOCAL GOVERNMENT AUTHORITY	Cumberland Council
LOCAL DEVELOPMENT PLAN (LEP)	Holroyd Local Environmental Plan 2013
ZONING	Zone R4 High Density Residential
FLOOR SPACE RATIO	1.5 : 1
BUILDING HEIGHT LIMIT	18 metres
STREET FRONTAGES	Bridge Road
HERITAGE	NA
DA PROPOSAL	Boarding House or Residential Apartment, STCA
METHOD OF SALE	Private Treaty



Holroyd Local Environmental Plan 2013

Current version for 8 May 2020 to date (accessed 14 August 2020 at 16:42)

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Environmental protection works; Exhibition homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing

4 Prohibited

Pond-based aquaculture; Tank-based aquaculture; Any other development not specified in item 2 or 3



Key Attributes of Property

Placed in a convenient Westmead pocket, here is your chance to snatch up a massive 752.5m² parcel of land. With 2 properties already on-site, reap the instant financial reward of dual-income streams or explore the potential to develop!

- Level and accessible 752.5m² block
- Land Zoning R4, potential to develop a unit complex (STCA)
Floor Space Ratio = 1:5:1, height limit = 17m
- 2 x low-set properties on-site (1 x 3 bed & 1 x 5 bed)
- Instant investment property with dual income streams
- Knock down and rebuild (STCA), ideal for large families
- Premier locale only a quick drive to Parramatta CBD
- Walking distance to Westmead medical precinct
- 10-minute stroll to the train station & shops
- Proximity to reputable schools, university & parks





Westmead

Westmead is a suburb in Sydney, in the state of New South Wales, Australia. Westmead is located 26 kilometres west of the Sydney central business district in the local government area of Cumberland Council and is part of the Greater Western Sydney region.

Westmead is bounded by the Parramatta River, Toongabbie Creek and Finlayson Creek in the north. On the east it is bounded by Parramatta Park, the Parramatta Golf Club, Amos Street and Good Street. The southern boundary is the Great Western Highway. The western boundary is Bridge Road, the railway line and Finlayson Creek.

Health is the major employer in the area, with large public hospitals for both adults and children, a mental health hospital, a private hospital and three medical research facilities spanning basic, genetic and molecular science for both adults and children. A community foundation supports fundraising and awareness activities of Westmead.

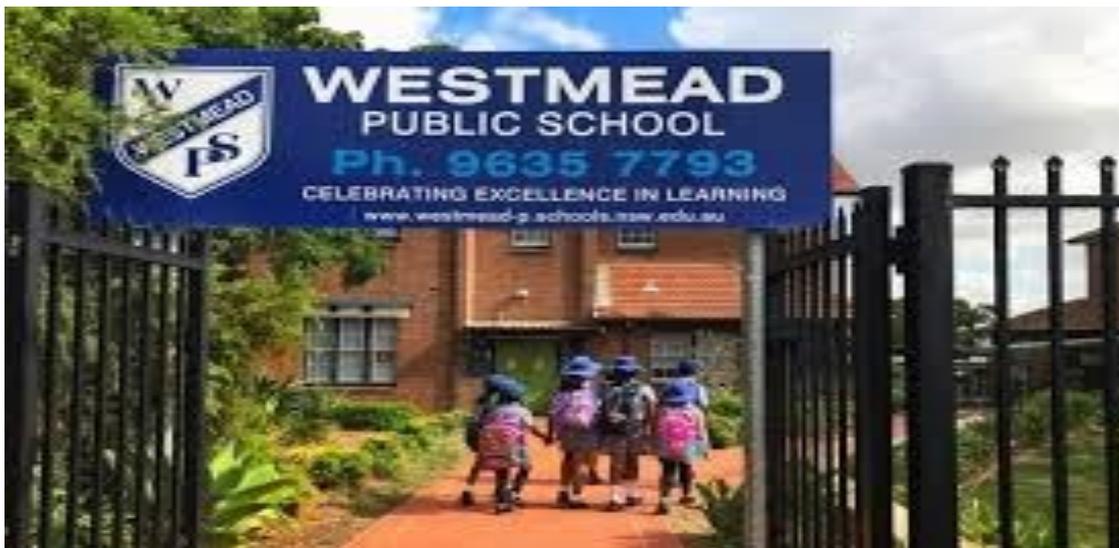


Transport

Westmead railway station is on the North Shore & Western Line of the Sydney Trains network.

A bus transit way, the North-West T-way, services Westmead from both Parramatta and The Hills District.

Future public transport services include a light rail and a metro. The two-line Parramatta Light Rail project was announced in 2015. Westmead will be the terminus of both lines, which will operate to Carlingford and Sydney Olympic Park.[In 2018 it was announced that Westmead would be the terminus of the Sydney Metro West line.



Education

The University of Sydney Westmead campus is home to around 2,000 students who are conducting study, research or clinical placements at Westmead, and close to 1,000 staff members and affiliates.

- Western Sydney University (WSU).
- WSU College, Westmead Campus.
- **Westmead Public School**

One of the best primary schools in NSW, with high academic, sporting and art achievements. It schools over 900 children and has many professional teachers and staff.

- The Catherine McAuley Catholic High School

An all Girls school located on the same campus as Parramatta Marist High School

- Parramatta Marist High School

Is the oldest Catholic school in Australia, established in 1820.

- Sacred Heart Primary School
- Westmead Christian Grammar School

Formerly Essington Christian Academy was established at the site of Essington House in 1983. It provides a Christian Education for students from Kindergarten through to Year 6.

Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.



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